

Attorney or Party Name, Address, Telephone & Numbers, and California State Bar Number
Franklin C. Adams, Bar No. 85351
BEST BEST & KRIEGER LLP
3750 University Avenue
Suite 400
Riverside, CA 92502-1028
(909) 686-1450 Fax: (909) 686-3083
Attorneys for Trustee, Robert L. Goodrich

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CLERK U.S. BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

In re: JAMES TODD INGRAHAM

BY [Signature] DEPUTY
CASE NO.: RS03-10975 MG

Chapter 7

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: On Shortened Notice

Time:

Location: U.S. Bankruptcy Court, Courtroom # , 3420 Twelfth Street, Riverside, CA 92501

Type of Sale: ☒ Public ☐ Private

Last date to file objections: _____

Description of Property to be Sold: A single family residence located at 1875 Paddock Lane, Norco, California, (hereinafter the "Property") and is legally described as: See Attached Exhibit "A"

Terms and Conditions of Sale: "as is" (see Residential Purchase Agreement and Joint Escrow Instructions and the Additional Terms to All Sales/Buyers attached hereto as Exhibit "B")

Proposed Sale Price: \$370,000.00

Overbid Procedure (If Any): The first acceptable overbid being \$370,000 with the bidding to continue in increments of \$5,000. In order to participate in the bidding you must present a certified funds/cashier's check/ money order for \$5,000.00 payable to Robert L. Goodrich, Trustee. In the event the buyer fails to perform within the prescribed escrow period, the deposit shall be non-refundable and immediately forfeit upon such default. Further, the Trustee shall be relieved of any obligation to sell the Property to such defaulting buyer and said forfeiture shall not be construed as liquidated damages but shall be deemed to be the minimum amount of damages suffered by the estate without prejudice to the Trustee's or the bankruptcy estate's right to pursue further damages for any and all breaches by the successful bidder (Buyer). In the event the buyer does perform, the deposit shall be credited to the purchase price. The Trustee further requests that any potential over-bidder be required to demonstrate possession of funds by submitting the deposit amount to the Trustee as a precondition to participation in the bidding.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:
in Courtroom #302, U.I. Bankruptcy Court, 3420 Twelfth Street, Riverside, CA 92501

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Franklin C. Adams
BEST, BEST & KRIEGER, LLP
3750 University Avenue, Suite 400
Riverside, California 92501
Telephone: (909) 686-1450
FAX: (909) 686-3083

Date: Nov. 12, 2003

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